



TOWN OF FRAMINGHAM

150 CONCORD STREET ▫ MEMORIAL BUILDING ▫ FRAMINGHAM, MA 01702-8325

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Framingham Zoning By-law – Recodification Update

Created: May 22, 2015

Overview of the status of the Framingham Zoning By-law recodification process

Short Term – Annual Town Meeting 2015/Fall Town Meeting 2015

- Task One – Table of Use (Section II.B.) – [Ongoing, continued to Fall Town Meeting 2015](#)
 - ☑ Revised Table of Uses – Approved May 12, 2015 (Annual Town Meeting)
- Task Two – Definitions (Section I.E.) – [Ongoing, continued to Fall Town Meeting 2015](#)
 - ☑ Added to and revised Definition Section – Approved May 12, 2015 (Annual Town Meeting)
- Task Three – Site Plan Review (Section IV.F.)
 - ☑ Revised Site Plan Review (Section VI.F) in its entirety – Approved May 12, 2015 (Annual Town Meeting)
- Task Three – Parking Regulations (Section IV.A. and B.) – [Ongoing work, continued to Fall Town Meeting 2015](#)
 - ☑ Revised General Parking Regulations (Section VI.A.) – Approved May 12, 2015 (Annual Town Meeting)
 - ☑ Revised Off-Street Parking (Section IV.B.1.) – Approved May 12, 2015 (Annual Town Meeting)
- Task Three – Dimensional Regulations (Section IV.E.)
 - ☑ Revised Sections IV.E.1,2,4,5,6,8 – Approved May 12, 2015 (Annual Town Meeting)
- Task Four – Variances – [Fall Town Meeting 2015/Annual Town Meeting 2016](#)
- Task Five – Office and Professional Zoning District (Section II.B.)
 - ☑ Revised Office and Professional (P) Zoning District – Approved May 12, 2015 (Annual Town Meeting)
- Task Six – General House Keeping
 - ☑ Purposes for all Zoning Districts (Section II.A.) – Approved May 12, 2015 (Annual Town Meeting)
 - ☑ Deletion of Open Space Residential Development (OSRD) (Section V.F) - Approved May 12, 2015 (Annual Town Meeting)
 - ☑ General Housing Keeping – Approved May 12, 2015 (Annual Town Meeting)
 - II.C. Prohibited Uses, II.E. Planned Re-use, II.F. Technology Park District, II.G. Accessory Uses, II.H. Trailers
 - III.B.10.(5) Planned Unit Development District, III.E.5.g.3 Highway Overlay District Regulations, Section III.F. Commercial Ground Mounted Solar Installations
 - V.B. Historic Reuse, V.F. Land Disturbance, V.G.3.f. Mixed Use Regulations
 - V.I.12.b. Active Adult Housing
 - V.L. Open Space Cluster Development



Short Term Initiatives - Annual Town Meeting 2015/Fall Town Meeting 2015

- Short Term Initiative One –Central Business (CB) Zoning District and Zoning Map Amendment (AKA TOD) –[Fall Town Meeting 2015](#)
- Short Term Initiative Two – Transfer of Development Rights (TDR)
 - ☑ Adopted on May 12, 2015 (Annual Town Meeting)
- Short Term Initiative Three – Rezoning of Town Centre
 - ☑ Rezoned parcels 3 Vernon Street, 5/7 Vernon Street, 9 Vernon Street, 8 Library Street, and 12 Library Street from Office and Professional (P) Zoning District to Neighborhood Business (B-1) Zoning District and 9999 Edgell Road from Single Family Residential (R-1) to (R-3) – Approved on May 12, 2015 (Annual Town Meeting)

Medium Term – Fall Town Meeting 2015/Special Town Meeting 2015 +2016/Annual Town Meeting 2016

- Task One – Technology Park District (Section II.F.) –[Expected Fall Town Meeting 2016](#)
- Task Two – Light Manufacturing District (Technology Park & 9/90 Crossing Blvd) –[Expected Fall Town Meeting 2015](#)
 - Revisions to 9/90 Crossing Blvd. Zoning and Zoning Map Amendments
- Task Three – Affordable Housing (Section V.H.) –[Expected Fall Town Meeting 2015](#)
- Task Four – Land Disturbance (Section V.L.) –[Expected Annual Town Meeting 2016](#)
- Task Five – General House Keeping –[Ongoing, expected Fall Town Meeting 2015/Annual Town Meeting 2016](#)

Medium Term Initiatives – Fall Town Meeting 2015/Special Town Meeting 2015 +2016/Annual Town Meeting 2016

- Medium Term Initiative One – Speen Street/Route 30 Intersection
- Medium Term Initiative Two - Master Plan
 - **New** - Phase I – Southeast Framingham Rezoning (rezoning of the area along Route 135/Waverly Street from Blandin Avenue to Natick Town Line) - [Expected Special Town Meeting 2015/Annual Town Meeting 2016](#)
 - **New** - Phase II – Southeast Framingham Rezoning (Manufacturing District) - [Expected Annual Town Meeting 2016/Fall Town Meeting 2016](#)
 - **New** - Phase III – Southeast Framingham Rezoning (Housing District Area) - [Expected Annual Town Meeting 2016/Fall Town Meeting 2016](#)
 - **New** - Nobscot Village Zoning - [Expected Special Town Meeting 2015/Annual Town Meeting 2016](#)
 - **New** - Saxonville Village Zoning - [Expected Special Town Meeting 2015/Annual Town Meeting 2016](#)
- Medium Term Initiative Three – Mixed-use By-law (Section V.G.) - [Expected Special Town Meeting 2015/Annual Town Meeting 2016](#)



Long Term

- Task One – Highway Overlay District (Section III.E.)
- Task Two – Historic Reuse By-law (Section V.B.) - [Expected Special Town Meeting 2015/Annual Town Meeting 2016](#)
- Task Three – Use Variance
- Task Four – Active Adult Housing (Section V.I.) - [Expected Special Town Meeting 2015/Annual Town Meeting 2016](#)
- Task Five – Pre-existing Nonconforming Use
- Task Six – Planned Reuse (Section II.E.)
- Task Seven – Final Organization of the Zoning By-law

Agenda

Fall Town Meeting 2015

- Central Business (CB) Zoning District Zoning
- Central Business (CB) District Zoning Map Amendment
- Parking Regulations (Section IV.B.)
- Table of Uses (Section II.B.)
- Corporate Innovation District Zoning (9/90 Crossing Blvd)
- Corporate Innovation District Zoning Map Amendment
- Affordable Housing By-law Amendments (Section V.H.)
- Variances
- General House Keeping

Winter Special / Annual Town Meeting 2016

- Land Disturbance By-law Amendments (Section V.F.)
- Active Adult Housing (Section V.I.)
- Historic Reuse By-law Amendments (V.B.)
- Mixed Use By-law Amendments (Section V.G.)
- Nobscot Village Zoning
- General House Keeping
- Phase I – Southeast Framingham Zoning